

## **ZONING BOARD DOCKET**

**April 14, 2010**

**The following applications will be heard in the Cranston City Hall Council Chamber on**

**Page 1 Wednesday April 14, 2009 at 6:30 p.m.**

### **WARD 1**

**COMMUNICATIONS COTTAGE LLC 35 KENT PLACE CRANSTON RI 02905 (OWN) AND BARRY M PRIZANT 35 KENT PLACE CRANSTON RI 02905 (APP) have filed an application for permission to continue to use an existing real estate office as a business / professional office at 2024 Broad Street. AP 2, lot 2214, area 5362+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity, 17.64.010 Off Street Parking. Robert D Murray Esq. filed 2/24/10.**

### **WARD 3**

**NARIN CHHOUN 15 HARMON AVENUE CRANSTON RI 02910 (OWN/APP) has filed an application for permission to build a 14' X 21' second story addition onto an existing single family dwelling with restricted frontage, front side and corner side yard set back on an undersized at 15 Harmon Avenue.. AP 7/5, lot 2129, area 3578+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Substandard Lot of record. No attorney. filed 2/23/10.**

## **WARD5**

**DERCOLE GROUP REALTY LLC 9 DERCOLE DRIVE CRANSTON RI 02920 (OWN/APP) has filed an application for permission to build a 60' X 75' garage/storage building with office at 2814 Plainfield Pike. AP 33, lot 22, area 62,300+/- SF, zoned A-80. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity. Anthony R Leone II Esq. filed 2/10/10.**

## **WARD 3**

**PAUL MATRULLO 1283 PARK AVENUE CRANSTON RI 02910 (OWN) AND JEFFERY MANZO AND KRISTEN CATANZARO 1525 MINERAL SPRING AVENUE NORTH PROVIDENCE RI 02904 (APP) have filed an application for permission to operate a restaurant serving alcohol [beer & wine] with restricted front, side and rear yard setback at 1283 Park Avenue. AP 11/1, lot 139, area 7903+/- SF, zoned C-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity, 17.72.010 (1) Signs, 17.64.010 Off Street Parking. No attorney, filed 2/10/10.**

## **OLD BUSINESS**

### **WARD 5**

**RANDALL REALTY CORPORATION 46 WOODMONT DRIVE CRANSTON RI 02020 (OWN/APP) has filed an application for permission to operate a fitness and exercise business with retail on an undersized lot with restricted frontage at 453 Atwood Ave. AP 12/4, lot 3119, area 15,000+/- SF, zoned M-1. Applicant seeks relief from**

**Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.88.010 Sub-standard lots of record, 17.20.120 Schedule of Intensity, 17.36.010 Industrial Uses. Joseph Alteri Esq. filed 1/15/10.**

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**Page 2 Wednesday April 14, 2009 at 6:30 p.m.**

### **WARD 4**

**TILCON MINERALS INC 998 RESERVOIR ROAD LUNENBERG MA 01462 (OWN) AND T-MOBILE NORTHEAST LLC D/B/A CENTERLINE COMMUNICATIONS LLC 960 TURNPIKE STREET CANTON MA 02021 (APP) AND T-MOBILE NORTHEAST LLC 15 COMMERCE WAY NORTON MA 02766 (LESSEE) have filed an application for special permit to build a 100 foot uni-pole telecommunication tower with a 40' X 40' compound to house associated equipment cabinets on AP 26/1 lot 7 Rowe Drive. AP 26/1, lot 7, area 70.7+/- acres, zoned A-80. Applicant seeks relief from Sections; 17.92.020 Special Permit, 17.20.030 Schedule of Uses, 17.76.010 Telecommunications Facilities,**

**17.20.120 Schedule of Intensity, 17.92.010 Variance. Attorney Joseph Percira re-filed 12/29/09.**

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**Election of Chairperson;**

**Annually, in the month of March, the board shall elect one of its member's chairperson for the ensuing year. This item of business was omitted from last month's docket.**

**Stephen W. Rioles**

**Secretary Zoning Board of Review**